



## Longstanding Gas Station with Convenience and Liquor Store

Okanagan-Similkameen Region

Listing ID: **VANCOBC002-N536**

Asking Price:  
**\$2,500,000**  
including Business,  
Property, and Net  
Working Capital

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This document has been prepared by the  
Marketing Department of Pacific Mergers  
and Acquisitions Inc.

# EXECUTIVE SUMMARY

On offer is an iconic, multifaceted, family-owned business that has been successfully operating for nearly five decades. It currently operates as a gas station, liquor store, and convenience store/market, attracting locals and tourists visiting the Okanagan-Similkameen Region. The business is a Rural Licensee Retail Store (RLRS) with the license being highly desirable to enable alcohol sales. There is a moratorium that limits new liquor licenses to be granted until 2032, enabling the business to enjoy minimal competition and offering its potential owners endless opportunities for growth and expansion. As such, the business is ideal for strategic buyers seeking a rare, lucrative, and turnkey acquisition opportunity with time-tested operational success.

## Business Description

Longstanding Gas Station with Convenience and Liquor Store

## Staff

4 full-time  
4 part-time

## Industry

Gas Station | Liquor Store | Convenience Store

## Ownership

2 owner-operators

## General Location

Okanagan-Similkameen Region

## Reason for Sale

Retirement

## History

Established by the current owners in 1975; incorporated in 2007

## Financials

Revenues: \$3,080,455  
SDE: \$96,744  
(5 Year Average between 2019-23)

## Operating Days/Times

Mon-Fri (7:00 am – 7:00 pm)  
Sat (8:00 am – 7:00 pm)  
Sun (9:00 am – 7:00 pm)

## Asking Price

\$2,500,000 (inclusive of property)

## Premises/Capacity

5,400 sq ft. (13.3 acres)

## Asking Price Inclusions

- Liquor Licence (RLRS)
- Property and Equipment
- Fuel Distribution Agreement (Negotiable)
- 13.3-acre property (Commercial)
- 5,400 sq ft. Two-storey Structure (4,000 sq ft. Single Level Store; 3 Bedrooms and 1 Bathroom Residential Suite)

## Zoning

C1 (General Commercial)  
CS1 (Service Commercial)

# KEY CONSIDERATIONS

GAS STATION, CONVENIENCE STORE AND LIQUOR STORE FOR SALE



1

## Resilient Business Model

The business has been a trusted gas station and retail store in the community since 1975, known for its high-quality products and excellent customer service. This all-season business sees minimal fluctuation in operations through the seasons and has demonstrated resilience through numerous instances of economic instability, consistently maintaining strong sales and a loyal customer base.

3

## Diversified Product Offerings

The market provides a wide range of products, including gasoline, alcohol, groceries, tobacco, and automotive supplies. This diversification not only meets various customer needs but also stabilizes revenue by reducing dependence on any single product category.

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## Extensive Development Opportunities

The property included in the sale, which spans 13 acres zoned for commercial use, offers significant growth potential. Opportunities include developing an RV park, commercial building, storage facility, or expanding the existing store. Additionally, a proposed 220-home development nearby could further increase customer traffic and revenue.

2

## Strategic Location

Situated along a busy highway, the business benefits from high visibility and accessibility, attracting both locals and tourists. Its prime location, combined with generous space for expansion, positions the business as a convenient stop for travellers and a staple for the community.

4

## Valuable Liquor License

Holding a Rural Licensee Retail Store (RLRS) liquor licence, the business can sell a variety of alcoholic beverages to retail customers and certain licensees. With a moratorium on new liquor licences until 2032, this licence enhances the business's competitive edge and potential for increased sales.

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## Growth Opportunities

The business is well-positioned for future growth through several strategic avenues. The business can capitalize on the proposed residential development, implement upselling programs to boost transaction values and explore new product offerings. Furthermore, the completed Phase 1 and 2 Environmental Reports and property appraisal provide a solid foundation for informed expansion and development decisions.

**The business's strengths lie in its established reputation, diversified product offerings, and prime highway location. Its Rural Liquor Licence and resilient all-season model further enhance its competitive advantage.**